



1 WINDMILL COTTAGES, LITTLE BEDWYN

BREARLEY & RICH
ESTATE AGENTS

1 WINDMILL COTTAGES, LITTLE BEDWYN, MARLBOROUGH, WILTSHIRE, SN8 3JF

Marlborough 7 miles, M4 (Junction 14) Approximately 9 miles. Rail link via Great Bedwyn to London Paddington from 63 minutes.

**A recently extended attached period house offering beautifully designed accommodation throughout.
The property sits in open countryside with views from every window in a plot of just over a quarter of an acre.**

* Sitting room * Family room * Kitchen/breakfast room * 4 bedrooms * 2 Bath/shower rooms * Cloakroom * Hall/boot room * Utility room *
* Loft room/cinema * Garden office/studio * Plot of approximately 0.26 acres * Timber garage * Gravelled driveway parking *



LITTLE BEDWYN AND GREAT BEDWYN

The pretty village of Little Bedwyn is located about 4 miles south-west of the market town of Hungerford. The village has a church and recreation ground. The larger village of Great Bedwyn is approximately a mile away and offers an excellent range of facilities including a post office, doctor's surgery, village store, café and a public house. There is also a highly regarded primary school as well as a tennis club, cricket club and a church.

The Kennet and Avon canal passes through both villages and Savernake Forest is within easy reach for walking/riding. Great Bedwyn also benefits from a railway station offering a service to London Paddington.

The location offers easy access to the market towns of Marlborough and Hungerford offering a further range of independent shops and high street shops, leisure centres, a cinema and local supermarkets.



THE PROPERTY

This lovely attached house has been comprehensively updated and significantly extended by the current owners since their purchase in 2012. Originally a workers cottage belonging to the Crown Estate, the property now provides accommodation perfectly designed for modern living. The door from the garden leads in to a large boot room with utility and cloak room off it. A door then leads in to an excellent live in kitchen/breakfast room with hand built kitchen units and double aspect windows and doors to the garden. To the rear of the house there is a lovely light sitting room with open fireplace and plenty of space for a desk if required. There is also a family room with a wood burning stove.

To the first floor, the landing gives access to four bedrooms, the main bedroom having fitted wardrobes and a modern ensuite shower room. There is an excellent family bathroom and both the bathroom and ensuite shower room have underfloor heating. There is also a loft room cinema/den accessed via a loft ladder from the landing.

GARDENS

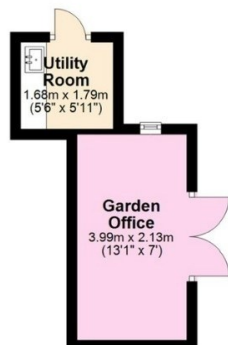
The property is approached over a gravel drive to the side of the house, providing parking for 3/4 vehicles and leading to the detached garage. The property is enclosed by post and rail fence and beech hedging. A flagstone path leads up to the house with the majority of the garden laid to flat lawn. There is a stone pathway around the house large enough for a table and chairs and leading to the garden room/studio.

SERVICES

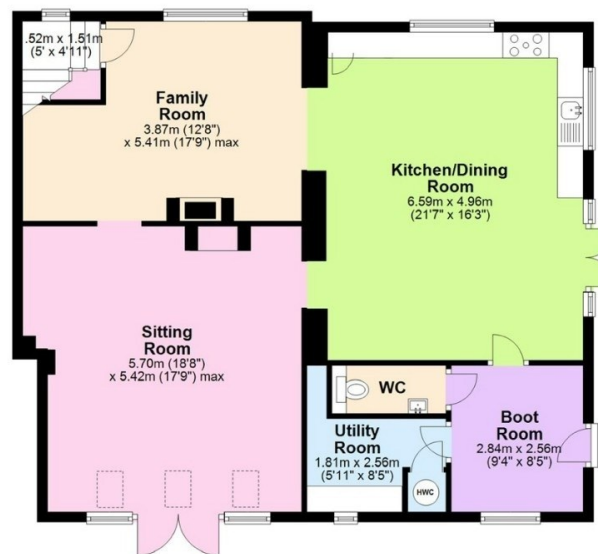
Mains water and electricity. Oil fired central heating. Shared private drainage via septic tank within 2 Windmill Cottages. Council Tax band D.

TENURE Freehold

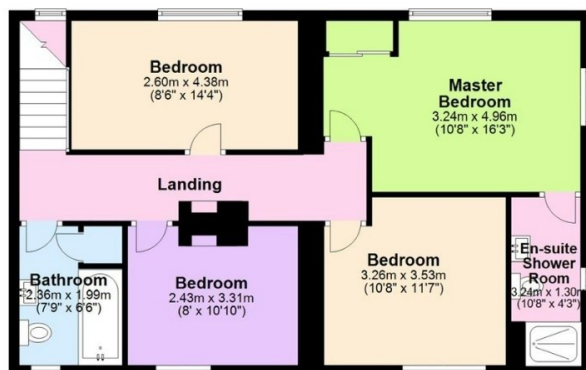
Annexe
Approx. 11.6 sq. metres (124.7 sq. feet)



Ground Floor
Approx. 102.8 sq. metres (1106.1 sq. feet)



First Floor
Approx. 72.5 sq. metres (780.2 sq. feet)



Second Floor
Approx. 19.2 sq. metres (206.2 sq. feet)



Total area: approx. 206.0 sq. metres (2217.1 sq. feet)

This floor plan is for illustrative purposes only, areas, measurements and distances given are approximate. Any prospective purchaser should satisfy themselves as to precise dimensions.
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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